

ASSEMBLY, No. 974

STATE OF NEW JERSEY

219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Assemblyman HERB CONAWAY, JR.

District 7 (Burlington)

Co-Sponsored by:

Assemblyman Benson

SYNOPSIS

Requires construction of all new residential properties to include solar panels.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT requiring the construction of all new residential properties
2 to include solar panels and supplementing P.L.1975, c.217
3 (C.52:27D-119 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

8 1. a. As used in this section:

9 "Solar panel" means a panel or plate, or a canopy or array
10 thereof, that captures and converts solar radiation to produce power,
11 and includes flat plate, focusing solar collectors, or photovoltaic
12 solar cells and excludes any base or foundation of the panel, plate,
13 canopy, or array.

14 "Residential property" means any building or part of a building
15 used, to be used or held for use as a home or residence, together
16 with the land upon which it is situated. A residential property shall
17 include single family dwellings, multifamily dwellings as defined in
18 subsection k. of section 3 of the "Hotel and Multiple Dwelling
19 Law," P.L.1967, c.76 (C.55:13A-3), and other rental unit property,
20 and individual residences within a horizontal property regime as
21 defined in the "Horizontal Property Act," P.L.1963, c.168
22 (C.46:8A-1 et seq.), or a condominium as defined in the
23 "Condominium Act," P.L.1969, c.257 (C.46:8B-1 et seq.), units in a
24 cooperative, and units in a mutual housing corporation.

25 b. A newly-constructed residential property shall include solar
26 panels as defined by subsection a. of this section. This requirement
27 shall be fulfilled either through solar panel construction for each
28 individual residential property or through a shared solar power
29 system serving a group of homes. For the purposes of this section,
30 solar panels shall adhere to the requirements adopted by the
31 Commissioner of Community Affairs. The requirements of this
32 section shall not apply to a residential property constructed by an
33 applicant who submits a complete construction permit application
34 prior to the effective date of P.L. , c. (C.) (pending before the
35 Legislature as this bill).

36 c. The commissioner shall adopt regulations pursuant to the
37 Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-
38 1 et seq.), to effectuate the provisions of this section, and may adopt
39 a residential property solar panel subcode or propose amendments
40 to the appropriate model code adopted pursuant to section 5 of
41 P.L.1975, c.217 (C.52:27D-123), for the purpose of establishing
42 adequate and appropriate standards for solar panels in residential
43 home construction.
44

45 2. This act shall take effect on the first day of the thirteenth
46 month next following enactment.

STATEMENT

3 This bill would require the construction of new residential
4 property in New Jersey to include solar panels for the purpose of
5 providing an affordable and environmentally friendly energy
6 resource to homeowners. Solar energy reduces air pollution by
7 eliminating carbon dioxide and methane emissions. To satisfy the
8 requirements of this bill, solar panels would either be included for
9 each individual residential property or a shared solar power system
10 would be installed to serve multiple homes. The installation and
11 maintenance of all solar panels and solar panel systems shall adhere
12 to the requirements adopted by the Commissioner of Community
13 Affairs.